

Best Choice
R E A L T Y
**ADDENDUM FOR COMPREHENSIVE SEPTIC
INSPECTION**

The following is part of the Purchase and Sale Agreement dated _____ between _____ (the "Buyer") and _____ (the "Seller") concerning _____ ("The Property").

This addendum supplements the NWMLS Form 22S-Septic Addendum to provide for a comprehensive onsite sewage ("OSS") Inspection.

1. **COMPREHENSIVE INSPECTION.** In addition to such inspection as are provided Buyer under NWMLS Form 22S ("Form 22S"), Buyer, at Buyer's expense is permitted to have a qualified professional, including a septic engineer or septic designer ("Qualified Professional") inspect and investigate the OSS serving the property, including any and all components or appurtenances of that system (a "Comprehensive Inspection"). This inspection right shall include the right to perform any digging, unearthing, and/or testing (the "Work") as may be reasonably necessary to perform the inspections permitted by this addendum, but Buyer shall be responsible for return of the Property as close as reasonably possible to its pre-inspection condition and agrees to hold Seller harmless (including reasonable attorney fees and costs) from any damages caused by the Work. This obligation shall survive rescission of this transaction.
2. **COMPREHENSIVE INSPECTION CONTINGENCY.** This Addendum is conditioned on Buyer's subjective satisfaction of the Comprehensive Inspection report from the Qualified Professional. This contingency shall be deemed waived unless Buyer gives notice of disapproval of the Comprehensive Inspection report within _____ days (5 days if not filled in) after receipt of the Comprehensive Inspection. Buyer shall provide Seller with a copy of the Comprehensive Inspection within _____ days (10 days if not filled in) of mutual acceptance.
3. **SELLER INSPECTION OR REPAIRS.** If a seller should be obligated separately under any law or ordinance or otherwise under this agreement, to inspect, pump, or make repairs to the OSS, prior to closing, then nothing in this addendum shall be construed to modify that obligation of the seller.
4. **CONFLICTS.** In the event of any conflict between this Best Choice Realty Addendum for Comprehensive Septic Inspection and the balance of the Agreement, including Form 22S, this Best Choice Realty Addendum for Comprehensive Septic Inspection shall control.

All other terms and conditions of this Agreement remain unchanged.

Buyer _____ Buyer _____

Seller _____ Seller _____